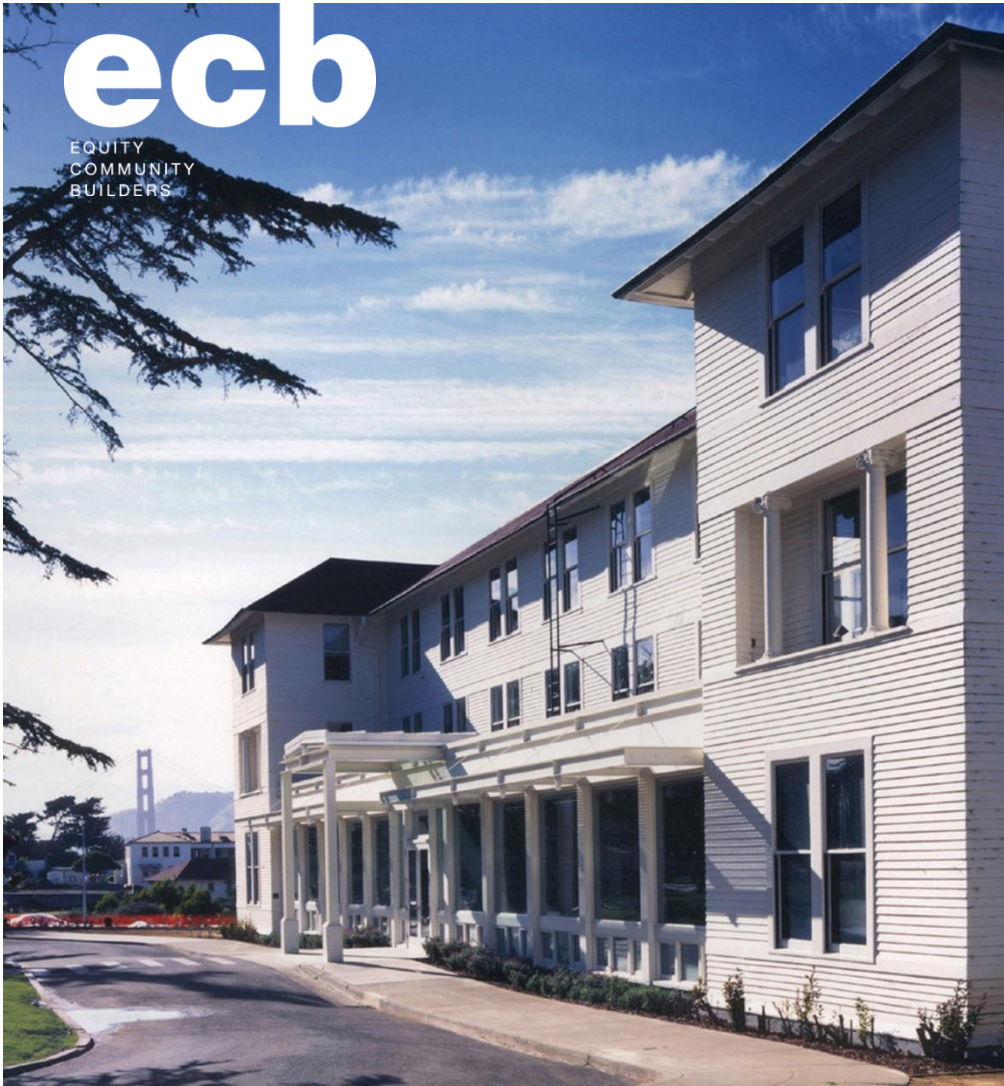
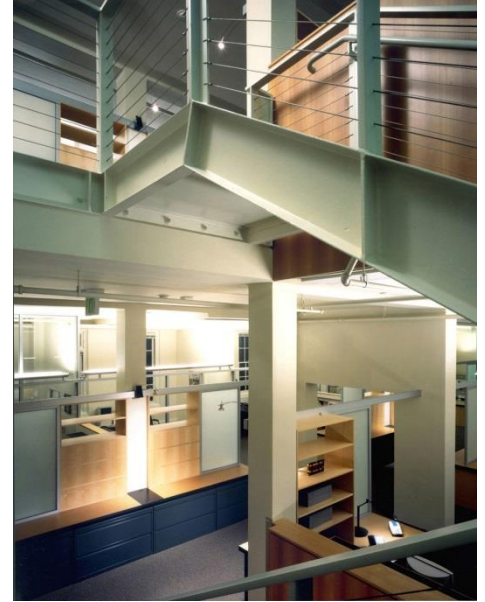


ecb

EQUITY
COMMUNITY
BUILDERS



the first major
rehabilitation site
in the Presidio



▶ THOREAU CENTER FOR SUSTAINABILITY

Location

Historic Letterman District
Presidio, San Francisco

Project

12 Historical Buildings
160,000 sq. ft.

Value

\$14 Million

Owner

Tides, Inc.

Architect

Tanner Leddy Maytum
Stacy Architects &
Behm Architects

Contractor

Phase I: Plant Construction
Phase II: Herrero Brothers, Inc.

Financing

First Republic Bank

ECB partnered with the Tides Foundation to develop the Thoreau Center for Sustainability in the historic Letterman Hospital Complex at the Presidio in San Francisco. The first major rehabilitation project at the Presidio, ECB worked closely with the National Park Service to create a ground lease to meet underwriting requirements of commercial lenders and serve as a model for private sector involvement in the rehabilitation of historic buildings in the Presidio.

ECB raised more than \$2.5 million in equity, utilizing the historic tax credit, \$8 million in construction and permanent financing and \$3.5 million in program related investment loans from foundations.

The Thoreau Center is home to non-profit organizations involved in environmental, educational and social justice issues. It is a national model for its use of recycled and environmentally responsible materials.